

DESIGN REVIEW BOARD

April 23, 2010

***8:15 am**

AGENDA (*Revised)

City Hall, Mayor and Council Chambers

255 West Alameda

Tucson, Arizona

STUDY SESSION

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the DRB's Rules and Regulations. Updates from City Attorney's Office.

Call to order

Roll call of DRB members:

Kacey Carleton (Chair)	Eric Barrett (Vice Chair)
John Anderson	Bruce Dawson
Margaret Joplin	Page Repp
Henry Tom	

Approval of minutes from March 19, 2010

NEW CASES

RND-10-04 BEOWULF ALLEY THEATRE FAÇADE IMPROVEMENT PROJECT/GIBSON FAMILY LLC, 11 SOUTH SIXTH AVENUE, OCR-2

The project site is the Beowulf Theatre on the southeast corner of south Sixth Avenue and East Congress Street within the Rio Nuevo and Downtown (RND) Overlay Zone and is zoned OCR-2. The applicant proposes to modify the façade with a new marquee, new insulating glass window wall; new glass-block ribbon window and to patch and paint the façade. Tucson Land Use Code (LUC) Sections applicable to the project include, but are not limited to, Chapter 23A, Section 23A-50(3) and Section 2.8.10 et seq. providing all applicable LUC regulations related to full review of projects within the RND zone. Section 23A-50(3) b "DRB Review" states that the DRB, in formulating its recommendation, shall evaluate the application based on the design criteria of Development Standard 9-10.

The Applicant's Request

The applicant is requesting review of the proposed façade modifications for compatibility with Rio Nuevo and Downtown Zone design criteria.

DRB RECOMMENDATION IS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR ON THE COMPLIANCE OF THE APPLICANT'S PROJECT WITH THE DESIGN CRITERIA SET FORTH IN DEVELOPMENT STANDARD NO. 9-10.4 (see Attachment 'A').

RND-10-05 ZEN ROCK FAÇADE IMPROVEMENT PROJECT/LUKE CUSACK, 121 EAST CONGRESS STREET, OCR-2

The applicant's project is the Zen Rock night club the 100 block of East Congress Street within the Rio Nuevo and Downtown (RND) Overlay Zone and is zoned OCR-2. The applicant proposes the following modifications to the façade: new insulating glass; window wall; new fabric awning, restored brick detailing, restored iron truss and new tile roof to match existing. Tucson Land Use Code (LUC) Sections applicable

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CRITERIA SET FORTH IN DEVELOPMENT STANDARD NO. 9-10.4 (see Attachment ‘A’).**

RND PRE-APPS

The purpose of the pre-app portion of the meeting is to allow potential Rio Nuevo and Downtown Zone (RND) applicants an opportunity for non-deliberative discussion with the DRB about the project and the RND process, prior to actual submittal of the application.

Adjourn

**IF YOU HAVE ANY QUESTIONS CONCERNING THIS DRB MEETING, PLEASE CONTACT
RUSSLYN WELLS AT 837-4948.**

S:zoning administration/drb/042310agen.doc

ATTACHMENT A: LUC SECTION 2.8.10.5 RND DESIGN CRITERIA

2.8.10.5 Design Criteria. Development within the Rio Nuevo and Downtown (RND) Zone shall meet the design principles set forth in Sec. 2.8.10.1 by complying with the Design Criteria established in Development Standards 9.05.4

DEVELOPMENT STANDARDS 9-10.4.

- 4.1. Overall Site Design.
- 4.2. Building and Structures including pedestrian experience of buildings, massing, entry ways and facades, colors, materials and setbacks.
- 4.3. Circulation and Parking including street hierarchy, pedestrian pathways, vehicular circulation and parking, and pavement of sidewalks, crosswalks and streets.
- 4.4. Pedestrian Plazas and Open Space including plazas and pedestrian nodes view shed corridors, and linkages (physical and visual).
- 4.5. Streetscape including public art, seating and furnishings, and lighting and utilities.
- 4.6. Signage including Downtown Destination Signage Program
- 4.7. Resource Conservation.